

# Christchurch Road

West Parley, Dorset BH22 8TB





# *“A recently remodelled and extended chalet style family home with a secluded 70ft garden”*

**FREEHOLD GUIDE PRICE £785,000**

This beautifully finished and deceptively spacious five bedroom, two bathroom, one shower room detached chalet bungalow has a 70ft enclosed, private rear garden and driveway providing generous off road parking.

This recently remodelled and beautifully finished 1,940 sq ft family home sits proudly on a good size secluded plot whilst situated in a popular and convenient location within West Parley.

- **A 1,940 sq ft five bedroom detached chalet style family home with a 70ft enclosed garden**

## **Ground floor:**

- **Entrance hall**
- **Utility area** with recess and plumbing for washing machine, woodblock worksurfaces and sink
- **Cloakroom** finished in a stylish white suite
- **Kitchen area** incorporating ample woodblock work tops which continue round to form a breakfast bar, good range of base and wall units, integrated electric hob with extractor canopy above, oven, grill, fridge/freezer and dishwasher
- **Dining area** with ample space for dining table and chairs and double glazed French doors leading out into the rear garden
- Spacious **inner hallway** with stairs rising to the first floor
- **Lounge** with a box bay window offering a pleasant outlook over the rear garden
- **Three ground floor double bedrooms**
- **Spacious shower room** finished in a stylish white suite incorporating a good size walk-in shower area with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, partly tiled walls

## **First floor:**

- **Bedroom one** is a generous size double bedroom with floor to ceiling double glazed French doors leading out onto a balcony and access into eaves for useful storage
- **En-suite shower room** finished in a stylish white suite incorporating a panelled bath with shower over, mixer taps and shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is also a large double bedroom with double glazed French doors opening out onto a Juliette balcony, access into the eaves for useful storage
- **Family bathroom** finished in a stylish white suite incorporating panelled bath with shower over, WC, wash hand basin with vanity storage beneath with fully tiled walls and flooring

**COUNCIL TAX BAND: F**

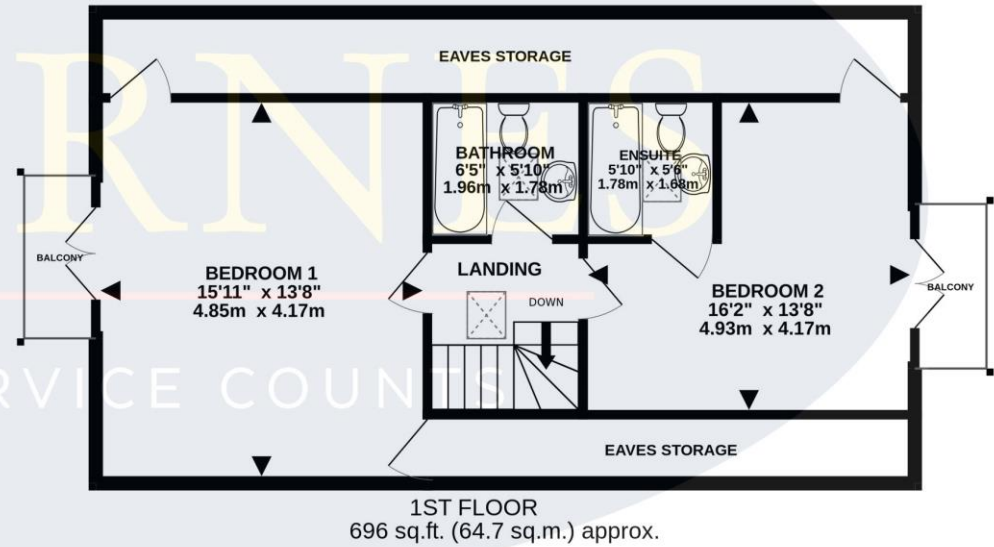
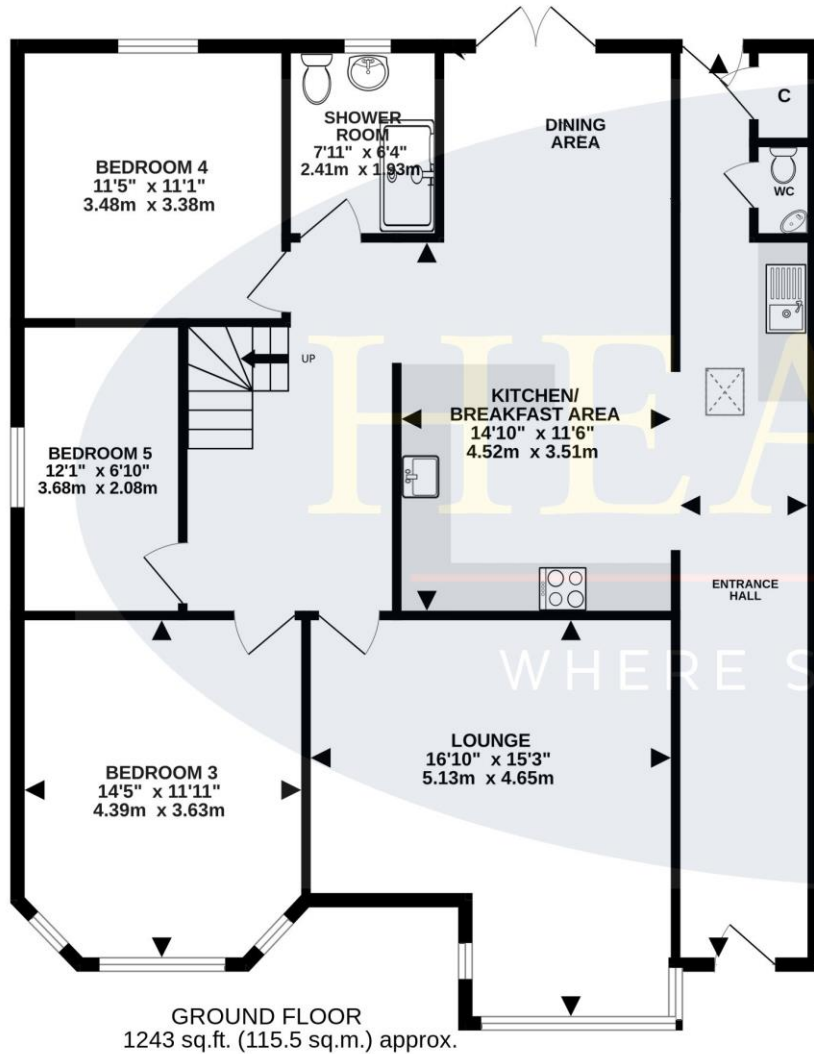
**EPC RATING: C**





TOTAL FLOOR AREA : 1940 sq.ft. (180.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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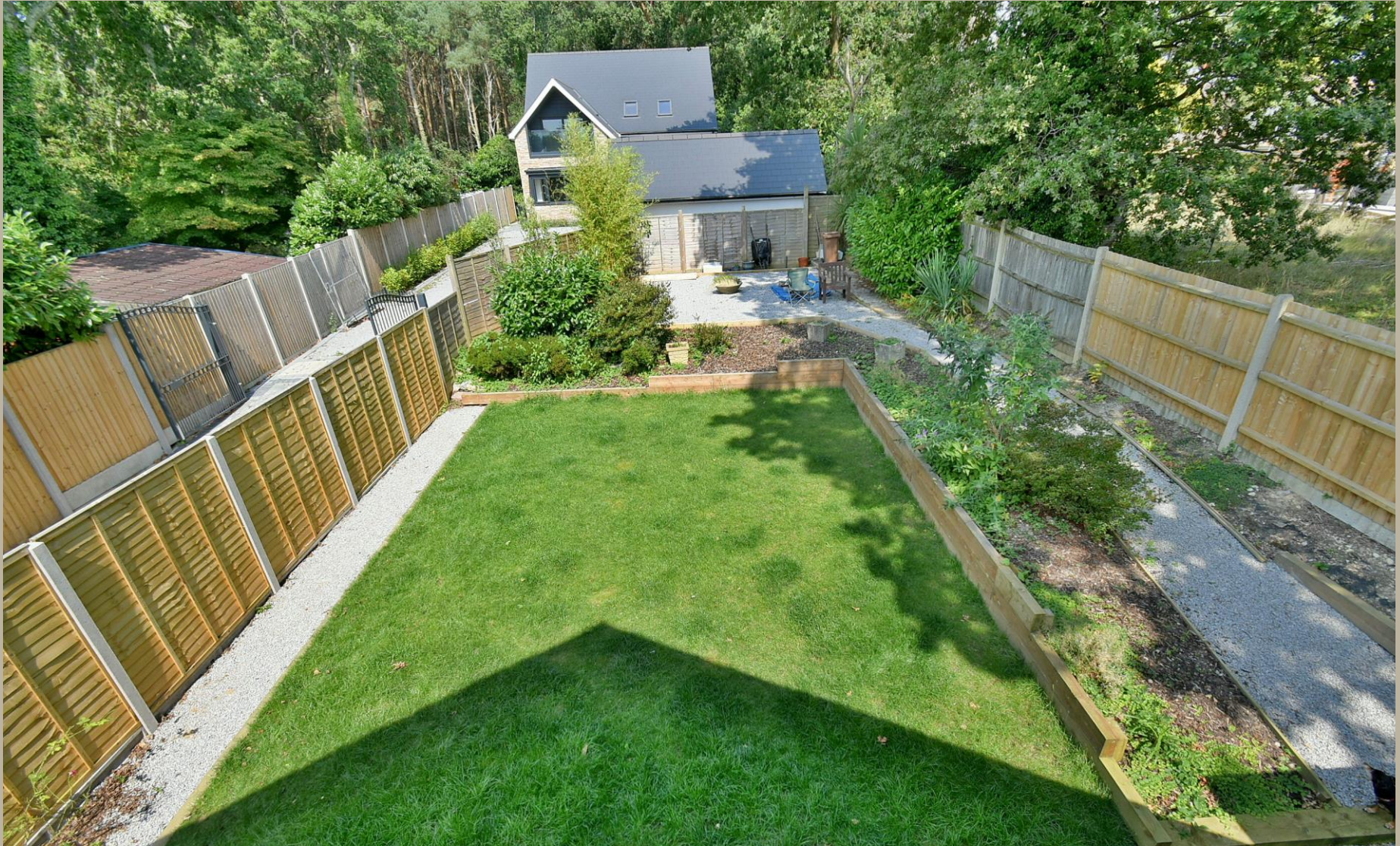




## Outside

- **The rear garden** offers a good degree of seclusion, is fully enclosed and measures approximately 70ft in length
- Adjoining the rear of the property there is an **Indian sandstone paved patio** and side gate
- The main area of garden is mainly laid to lawn and is bordered by raised, well stocked flower beds, a gravelled path leads down through the gardens to a further gravelled seating area. The garden itself is fully enclosed by fencing
- **A front driveway** provides generous off road parking
- **Further benefits include** double glazing and a gas fired heating system. The property now comes to the market with no onward chain

There are a small selection of amenities at West Parley less than 1.5 miles away. Ferndown offers an excellent range of shops, cafes, restaurants, leisure and recreational facilities, with the town centre also located less than 1.5 miles away.



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